130.0	0001	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,140,700 / 1,140,700
					USE VALUE:	1,140,700 / 1,140,700
					ASSESSED:	1,140,700 / 1,140,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		OAK KNOLL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CLOSSEY WILLIAM M
Owner 2:	CLOSSEY ALYSSA K
Owner 3:	
Street 1:	11 OAK KNOLL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CLOSSEY WILLIAM M -
Owner 2:	CLOSSEY ALYSSA K -
Street 1:	11 OAK KNOLL
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,748 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Clapboard Exterior and 2997 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6748.000	576,500	4,000	560,200	1,140,700
Total Card	0.155	576,500	4,000	560,200	1,140,700
Total Parcel	0.155	576,500	4,000	560,200	1,140,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.61 | /Parcel: 380.6

Legal Description

User Acct 84036

GIS Ref

GIS Ref

Insp Date 04/09/14

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 130.0-0001-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	576,400	4000	6,748.	560,200	1,140,600	1,140,600	Year End Roll	12/18/2019
2019	101	FV	420,900	4000	6,748.	591,300	1,016,200	1,016,200	Year End Roll	1/3/2019
2018	101	FV	420,900	4000	6,748.	435,700	860,600	860,600	Year End Roll	12/20/2017
2017	101	FV	420,900	4000	6,748.	417,000	841,900	841,900	Year End Roll	1/3/2017
2016	101	FV	420,900	4000	6,748.	385,900	810,800	810,800	Year End	1/4/2016
2015	101	FV	390,300	4000	6,748.	323,700	718,000	718,000	Year End Roll	12/11/2014
2014	101	FV	320,200	4000	6,748.	316,200	640,400	640,400	Year End Roll	12/16/2013
2013	101	FV	320,200	4000	6,748.	301,300	625,500	625,500		12/13/2012

!10168!

PRINT

Date	Time
12/11/20	00:30:30

LAST REV

Date	Time
09/30/16	10:26:45
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10168

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SULLIVAN NEIL	31536-34		6/23/2000		481,200	No	No		
SULLIVAN NEIL/E	27628-432		8/29/1997		350,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/15/2014	1192	Addition	82,000		9/15/2014			Build addition of
7/15/2013	1077	Heat App	7,000	C				
5/6/2013	650	Redo Bat	99,100	C				
8/7/2008	896	Manual	3,210					replace deck
9/10/1996	452	Manual	3,000					REPAIR SILL ROT

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2014	Measured	PC	PHIL C
1/8/2014	Info Fm Prmt	EMK	Ellen K
7/11/2013	Measured	JBS	JOHN S
6/5/2013	Info Fm Prmt	EMK	Ellen K
2/26/2009	Meas/Inspect	372	PATRIOT
9/23/2000	MLS	MM	Mary M
11/10/1999	Mailer Sent		
11/3/1999	Measured	243	PATRIOT
7/6/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	84036
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6748		Sq. Ft.	Site		0	90.	0.92	10									560,198						560,200	

Total AC/HA: 0.15491 | Total SF/SM: 6748 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 560,198 | Spl Credit | Total: 560,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	3 - 3 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.00035036
Const Adj.:	1.00969899
Adj $ / SQ:	131.307
Other Features:	144551
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	708254
Depreciation:	131735
Depreciated Total:	576519

COMMENTS

UAT=UNFINISHED.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 4				Baths: 3			HB 2	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

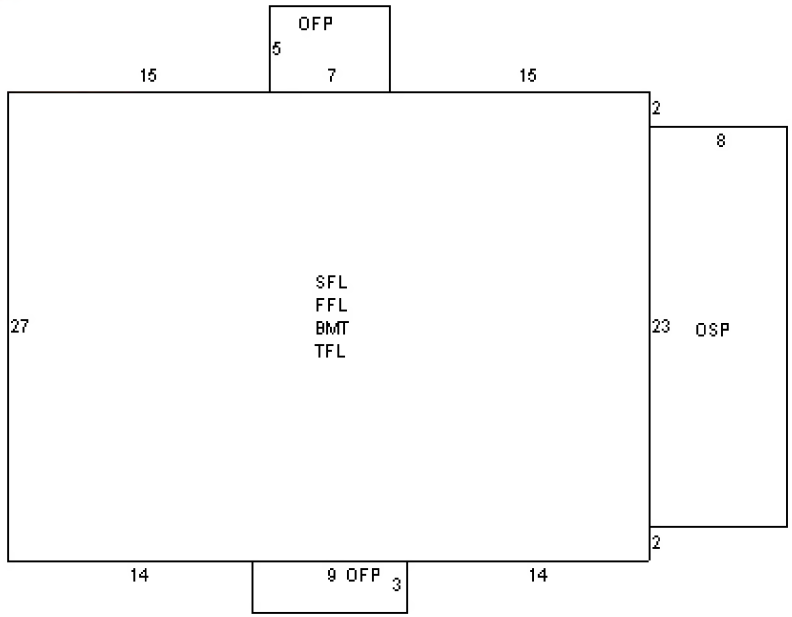
No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	158.88
Special Features:	0	Val/Su Net:	135.90
Final Total:	576500	Val/Su SzAd	192.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	999	39.390	39,353
FFL	First Floor	999	131.310	131,176
SFL	Second Floor	999	131.310	131,176
TFL	Third Floor	999	131.310	131,176
OSP	Screen Porch	184	28.290	5,205
OFP	Open Porch	62	43.530	2,699

Net Sketched Area:	4,242			Total:	440,785
Size Ad	2997	Gross Are	4242	FinArea	2997

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

130.0-0001-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	14X20	A	AV	1915	23.93	T	40	101			4,000			4,000

More: N	Total Yard Items:	4,000	Total Special Featues:		Total: 4,000